

**ENGINEER'S REPORT  
FOR  
THE HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

**Prepared for:**

**Board of Supervisors  
The Harmony Community Development District**

**Mrs. Martha Lentz  
Mr. James O'Keefe  
Mr. William Johnson  
Mr. Kenneth Peach  
Mr. Gregory Scott Butterfield**

***Consulting Engineer:***

**H. Douglas Miller, P.E.  
Miller Einhouse Rymer & Associates, Inc.  
918 Lucerne Terrace  
Orlando, FL 32806**

***Assessment Advisor:***

**Arthur Diamond  
Fishkind & Associates, Inc.  
11869 High Tech Avenue  
Orlando, FL 32817**

**March, 2000**

**TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
1. Introduction .....	1.
2. District Boundary and Properties Served .....	2.
3. Proposed District Infrastructure .....	2.
4. Opinion of Probable Construction Costs .....	5.
5. The 2000 Project .....	5.

**TABLES**

1 – Land Use Summary within District Boundaries .....	1.
2 – Opinion of Probable Costs for the District Infrastructure .....	5.

**EXHIBITS**

Exhibit 1 – Location Map and District Boundaries .....	7.
Exhibit 2 – District Phases .....	8.
Exhibit 3 – Legal Description of District .....	9.
Exhibit 4 – District Development Plan .....	10.

**1. Introduction**

**1.1 Description of the Birchwood DRI Community**

Birchwood is a 5,023.7 acre master planned Development of Regional Impact project designed as a mixed use community. It is located along U.S. 192 in eastern Osceola County. An additional 5,000 acres of undeveloped land is adjacent to and immediately east of the approved DRI. The location of the 10,000+ acres is shown on Exhibit 1. The Birchwood Community will be designed as a Traditional Neighborhood Development featuring 70% open space, including nearly 1,000 acres of natural lakes known as Buck Lake and Cat Lake. The development program consists of 4,824 residential units; 474,000 gsf of commercial; 79,000 gsf of village commercial; 385,000 gsf of office; an 18 hole golf course; numerous community and village parks; an interconnected bikeway and pedestrian path system; a Town Center providing a mix of uses for the entire community; institutional uses including fire, police, EMS, public schools, library, Harmony Institute, and places of worship; on-site water and wastewater facilities; large wetland preserves; upland preservation areas for gopher tortoises, sandhill cranes, and rare plant species; an interconnected water management system; and a wastewater reuse system to minimize water consumption.

The Harmony Community Development District is a portion of the Birchwood Community, consisting of 992.6 acres. Harmony lies in the center of the overall Birchwood project, featuring the Town Center, a number of parks, and the golf course (See Exhibit 4). The District will construct two phases of major infrastructure. Construction of the first phase will occur during 2000/2001, followed by a second phase in 2003. The Phase I infrastructure will serve approximately half of the development program (See Table 1) including the 18 hole golf course. See Exhibit 2 for a depiction of these phases of development.

Table 1 below presents the development program for the Harmony Community Development District. This program is scheduled for approval by Osceola County at the DRI, zoning, and site plan levels of approval during May, 2000.

**TABLE 1  
LAND USE SUMMARY WITHIN THE DISTRICT BOUNDARIES**

LAND USE	ACRES	DENSITY	% OF TOTAL
Residential	308.4	2060 D.U.	31
Village Commercial	6.0	40,000 GSF	1
Commercial	21.2	399,000 GSF	2
Office	26.8	385,000 GSF	3
Institutional	13.5	13.5 AC	1
Open Space/Parks	60.5		6
Golf Course/Clubhouse	288.7	18 Holes	29
Town Center	29.2	See Note 2	3
Retention/Detention Ponds <sup>(1)</sup>	60.3		6
Road ROW	47.9		5
Conservation/Preservation Areas	<u>130.3</u>		<u>13</u>
<b>TOTAL</b>	<b>992.6</b>		<b>100</b>

Note 1: Only ponds located outside golf course. Ponds within golf course included in golf course acreage.

Note 2: Town Center consists of residential, commercial, office, institutional, open space, and parks. Density for the development uses are included in the density D.U./GSF figures designated in this table. For example, the residential D.U.'s to be located within the Town Center will be part of the 2060 D.U.'s allocated to the Harmony CDD.

## **2. District Boundary and Properties Served**

### **2.1 District Boundaries**

Exhibit 1 delineates the proposed boundaries of the District. The District is surrounded by the balance of the Birchwood DRI, all of which is presently undeveloped. US 192 runs along the southern boundary of the District. Buck and Cat Lakes serve as the northern boundary of the District, and their contributory wetlands define the eastern and western boundaries of the District.

### **2.2 Description of Properties Served**

Exhibit 3 provides the legal description of the District. The existing land within the District consists of rolling agricultural fields integrated with a wetland system contiguous to Buck and Cat Lakes. Groundwater is approximately 1-4 feet below natural grade during the wet season.

### **2.3 Existing Infrastructure**

There is no existing water, sewer, drainage or roadway infrastructure within the District. These services will be provided by the District.

## **3. Proposed District Infrastructure**

### **3.1 Summary of the Proposed District Infrastructure**

The District infrastructure will generally consist of the following:

- Roadways
- Water, Wastewater and Electrical Infrastructure
- Stormwater Management Facilities
- Landscaping/Hardscape
- Recreation and Parks
- Off-site Water and Wastewater Plants/Infrastructure Connections

### **3.2 Roadways**

The roadways within the District will consist of 4-lane divided, 2 lane divided and 2 lane individual sections. These roadways will be designed as collector roadways serving the individual development tracts within the District. The District will construct these roadways and convey the improvements to Osceola County from back of curb to back of curb. Sidewalks and bikeways will be

constructed adjacent to the roadways, and they will be owned by the District. Roadways will consist of a subgrade, limerock base, curbing, striping and signage in conformance with the Land Development Regulations of Osceola County. Approximately 5 miles of collector roadway will be constructed in the District.

### **3.3 Water, Wastewater & Electrical Infrastructure**

This infrastructure will consist of potable water mains, wastewater gravity mains and forcemains, lift stations, effluent reuse/irrigation mains and underground electrical cable. These facilities will be constructed in accordance with the Land Development Regulations of Osceola County, the Florida Department of Environmental Protection, the South Florida Water Management District and the Birchwood Development Order.

The potable water system will include the necessary valving, fire hydrants and individual services to serve individual lots and development parcels. The system design provides for domestic demand plus a fire flow of 3000 gpm. Approximately 5 miles of water mains will be constructed.

The wastewater infrastructure will include gravity lines, forcemain, lift station, and individual lot services sufficient to serve all individual lots and development parcels in the District. Approximately 3.7 miles of gravity lines, 3.2 miles of forcemain and 2 lift stations will be constructed by the District.

An effluent reuse system will be constructed to serve as the primary irrigation system for the project. Highly treated effluent will be discharged from the wastewater plant into hydro-pneumatic tank. Effluent reuse mains consisting of approximately 5 miles of mains including valving and individual services to individual lots and development parcels will be constructed. Treated effluent will be supplemented with stormwater and groundwater to satisfy the irrigation demands throughout the District.

Electrical cable will be constructed adjacent to all collector roadways sufficient to serve all individual lots and development parcels. Street lighting will also be included along the collector roadways.

The District is located within the City of St. Cloud electric utility service area. The City of St. Cloud has a joint service arrangement with both Florida Power Corporation and Kissimmee Utility Authority.

### **3.4 Stormwater Management Facilities**

A master stormwater system will be constructed in accordance with the requirements of the South Florida Water Management District, Osceola County and the Birchwood Development Order. This system will consist of interconnected wet retention/detention ponds which will be designed as unfenced project amenities. Stormwater runoff from development parcels will be routed via a secondary drainage system into the retention/detention ponds. These ponds will ultimately discharge into adjacent and nearby wetlands through the District. Design criteria include meeting water quality and quantity criteria, and providing compensating storage for any development within the 100 year floodplain areas.

### **3.5 Landscaping/Hardscape**

Landscaping/hardscape will be provided along the project collector roadways, the project entrance on US 192, throughout the Town Center, and within parks and recreation areas. Xeriscape landscaping will be emphasized throughout to minimize irrigation water demands and to maintain a natural look within the community. Existing native vegetation will be used where possible.

### **3.6 Recreation and Parks**

Recreation and park areas are planned within the District. The District parks will include a 4.8 acre active park near the project entrance. This park will provide equestrian uses and open space. A 19.2 acre Community Park is to be constructed adjacent to Buck Lake. This park will provide picnic facilities and an observation tower overlooking Buck Lake. A boat ramp and boat dock will be constructed on Buck Lake adjacent to the Community Park. A 9.6 acre active park is located in the northwestern portion of the District. This active park will include lighted ball fields, tennis courts and similar activities. Finally, a 3.9 acre park will be located in the center of the Town Center. This will be sodded and will include pedestrian pathways, lighting and a kiosk.

In addition to the parks, an equestrian center and equestrian trail system will be constructed for use by residents of the District.

### **3.7 Off-site Water and Wastewater Facilities/Interconnecting Infrastructure**

A 15 acre wastewater plant site is located south of US 192 directly across from the entrance to the District. The site will be used to construct a public access level wastewater treatment facility. Back-up wastewater disposal ponds, emergency storage ponds, the actual wastewater plant and the effluent reuse facility will all be located on this site. The site will ultimately serve the entire Birchwood DRI. Approximately one-half of the ultimate capacity of these facilities will be allocated to the District. The plant will also serve the future Osceola County public high school proposed to be located south of US 192, across from the District.

Osceola County has the option of taking over ownership, operation and maintenance of the wastewater facilities in the future subject to assuming all financial obligations associated with these facilities.

A 12.0 acre water treatment facility site is located east of the District, approximately 1.2 miles from the entrance to the District. Similar to the wastewater facilities, this facility will ultimately serve the entire Birchwood DRI. A state-of-the-art water softening treatment plant, grounded storage tanks, two potable water wells, and domestic/fire pumps will be constructed.

In addition to the individual water and wastewater plant sites, interconnecting watermain, wastewater forcemains and effluent reuse mains will be constructed from the plant site to the points of connection near the project entrance on US 192.

#### 4. Opinion of Probable Construction Costs

Table 2 below represents a summary of the costs for the District Infrastructure, and land acquisition and off-site facilities.

**TABLE 2  
OPINION OF PROBABLE COSTS FOR THE DISTRICT INFRASTRUCTURE**

<u>Infrastructure</u>	<u>Cost<sup>(1)</sup></u>		<u>Total</u>
	<u>Phase 1</u>	<u>Phase 2</u>	
Underground Electric/Street Lighting	1,000,000	1,400,000	2,400,000
Roadways/Entrance Ponds/Secondary Drainage	2,000,000	2,600,000	4,600,000
Water, Sewer & Reuse Lines/lift Stations	1,650,000	2,250,000	3,900,000
Stormwater Facilities in Golf Course	1,800,000	0	1,800,000
Landscaping/Hardscape	1,800,000	2,100,000	3,900,000
Recreation/Parks	1,750,000	2,200,000	3,950,000
Land Acquisition <sup>(2)</sup>	4,500,000	0	4,500,000
Off-Site Water Facilities	3,500,000	1,000,000	4,500,000
Off-Site Wastewater Facilities	2,500,000	2,000,000	4,500,000
Off-Site Water/Wastewater/Effluent Reuse Infrastructure Connections	800,000	0	800,000
Off-Site Effluent Reuse Facilities	800,000	0	800,000
Public Art (2% )	<u>436,000</u>	<u>270,000</u>	<u>706,000</u>
<b>TOTAL</b>	<b>22,536,000</b>	<b>13,820,000</b>	<b>36,356,000</b>

<sup>(1)</sup> The costs are derived from expected quantities of infrastructure multiplied by unit costs typical of the industry in Central Florida. All costs were based on master plans for each infrastructure item. Provision for professional fees at 10%, and a 10% contingency, were added to the total construction costs. The costs do not include legal, administrative, operation or maintenance services necessary to finance, construct and operate the District infrastructure.

<sup>(2)</sup> Parks, ROW, Preservation Area

#### 5. 2000/2001 Project – Phase 1

##### 5.1 Description of the Project

Construction is projected to commence in late 2000 and continue through most of 2001 for the initial phase of master infrastructure. Once completed, this first phase infrastructure will allow the sale and use of the marketable properties within the first phase of the District.

##### 5.2 Permits

Permits for construction are required prior to the start of infrastructure construction. Permits from the following agencies will be required:

- Osceola County (All Site Improvements)

- Florida Department of Environmental Protection (Waster and Wastewater)
- Florida Department of Transportation (ROW/Drainage)
- U.S. Army Corps of Engineers (Dredge and Fill)
- South Florida Water Management District (Water Use/Phase I ERP)
- ECFRPC/DCA (Compliance with Development Order)

To date, a Notice of Proposed Change has been processed by Osceola County which will result in an Amended Development Order which is fully consistent with the District's land use program and infrastructure plans. The NOPC is scheduled for final approval in April 2000. A rezoning to Planned Use Development is scheduled for final approval by Osceola County in May 2000, and the PUD documents are likewise fully consistent with the District's land use program and infrastructure plans.

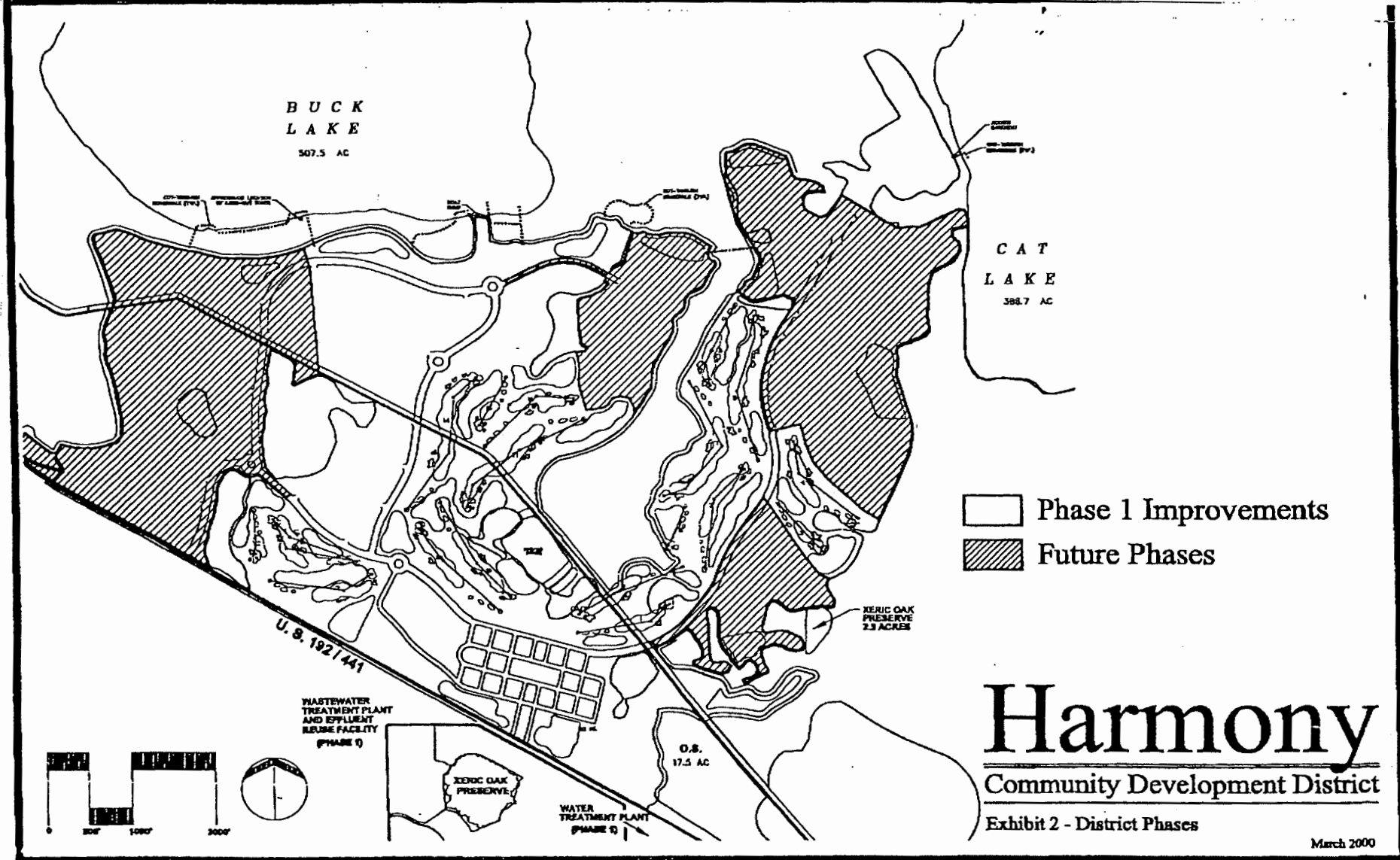
A Macro CDP approval is scheduled for final approval by the Osceola County Board in May 2000. This is a tract level site plan for the area included within the District, including the off-site water and wastewater facilities. This plan is also fully consistent with the District's land use program and infrastructure plans.

The District Engineer will certify that all permits necessary to complete the 2000/2001 Phase I project have either been obtained or, in his expert opinion, will be obtained and that there is no reason to believe that the necessary permits can be obtained for the entire development.





MAR-28-00 09:44 AM



# Harmony

Community Development District

Exhibit 2 - District Phases

March 2000

SLR+LR//EDUCORS-PLANNING/REPORTS/CDP

**EXHIBIT 3**  
**HARMONY - COMMUNITY DEVELOPMENT DISTRICT**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTIONS 18, 19, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST AND IS SECTIONS 24 AND 25, TOWNSHIP 26 SOUTH, RANGE 31 EAST, DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 32 EAST; THENCE RUN S89°56'25"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1495.82 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #441 AND #192, ALSO KNOWN AS STATE HIGHWAY #24 AND #500; THENCE RUN N60°13'25"W ALONG SAID RIGHT OF WAY LINE, 2033.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE N60°13'25"W, 5441.41 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°23'26", A RADIUS OF 3769.83 FEET, AN ARC LENGTH OF 946.85 FEET, A CHORD BEARING OF N53°01'42"W AND A CHORD DISTANCE OF 944.36 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN THE FOLLOWING COURSES AND DISTANCES N74°13'41"E, 52.83 FEET; N86°39'51"E, 46.70 FEET; N67°55'40"E, 44.33 FEET; N40°27'30"E, 47.08 FEET; N29°24'43"E, 114.95 FEET; N46°10'11"E, 45.80 FEET; N8°20'45"E, 52.12 FEET; S60°31'49"E, 49.70 FEET; S24°48'19"E, 47.74 FEET; S06°46'08"E, 53.69 FEET; S49°19'36"E, 26.55 FEET; S50°30'35"E, 199.26 FEET; S6°9'32'11"E, 37.49 FEET; N28°10'14"E, 81.94 FEET; 46°39'41"E, 37.99 FEET; N81°44'19"E, 34.19 FEET; S73°24'20"E, 38.25 FEET; S76°15'24"E, 141.81 FEET; N89°56'15"E, 193.97 FEET; N74°42'23"E, 194.59 FEET; N41°26'00"E, 76.49 FEET; N0°00'11"E, 163.97 FEET; N09°48'58"W, 363.06 FEET; N15°23'18"W, 303.63 FEET; N05°05'09"W, 224.32 FEET; N01°10'39"E, 145.00 FEET; N17°58'49"E, 193.59 FEET; N18°34'59"E, 168.84 FEET; N15°48'56"W, 357.00 FEET; N20°53'23"W, 335.24 FEET; N05°57'48"W, 60.92 FEET; N26°52'07"E, 72.71 FEET; N6°102'06"E, 47.84 FEET; N764°4'52"E, 110.72 FEET; N72°42'27"E, 120.32 FEET; S77°41'29"E, 99.75 FEET; S71°00'39"E, 115.03 FEET; S64°04'27"E, 121.52 FEET; S73°52'48"E, 373.73 FEET; S77°46'44"E, 378.59 FEET; S77°14'14"E, 206.57 FEET; S89°48'08"E, 225.50 FEET; N88°05'31"E, 223.48 FEET; N78°47'07"E, 215.76 FEET; N71°31'29"E, 221.04 FEET; N65°31'42"E, 260.93 FEET; N72°24'14"E, 191.13 FEET; N80°28'07"E, 314.47 FEET; S81°33'33"E, 210.19 FEET; S63°38'04"E, 145.36 FEET; S48°41'35"E, 151.51 FEET; S47°07'30"E, 206.14 FEET; S67°16'48"E, 140.62 FEET; S85°22'36"E, 196.16 FEET; N78°57'44"E, 160.51 FEET; N45°52'40"E, 100.47 FEET; N06°07'25"E, 183.68 FEET; N04°22'00"W, 221.51 FEET; S84°38'03"E, 193.13 FEET; S07°16'17"E, 254.90 FEET; S77°48'56"E, 122.23 FEET; N79°04'44"E, 129.36 FEET; S81°33'56"E, 148.43 FEET; N78°59'12"E, 230.41 FEET; N75°58'39"E, 255.49 FEET; N82°27'50"E, 143.27 FEET; N40°02'39"E, 91.86 FEET; N26°34'38"E, 103.93 FEET; N68°16'07"E, 82.12 FEET; S68°32'04"E, 129.70 FEET; N79°31'45"E, 69.41 FEET; S65°07'59"E, 85.06 FEET; S29°16'41"E, 76.57 FEET; S65°38'22"E, 131.28 FEET; N82°34'06"E, 102.70 FEET; S69°49'27"E, 91.03 FEET; S89°40'00"E, 89.03 FEET; N70°55'44"E, 83.19 FEET; S89°22'52"E, 221.92 FEET; S69°59'28"E, 98.46 FEET; S60°24'40"E, 184.64 FEET; S46°10'37"E, 142.24 FEET; S38°35'30"W, 91.08 FEET; S23°01'42"E, 32.07 FEET; S68°58'51"E, 56.41 FEET; S30°04'42"E, 56.06 FEET; S17°19'48"W, 79.33 FEET; S43°27'24"W, 80.28 FEET; S23°20'53"W, 136.67 FEET; S39°31'56"W, 88.43 FEET; S64°16'14"W, 145.65 FEET; S41°38'38"W, 55.43 FEET; S07°17'07"W, 78.29 FEET; S26°24'19"W, 71.91 FEET; S48°50'42"W, 147.15 FEET; S11°00'07"E, 74.42 FEET; S12°36'55"W, 79.78 FEET; S28°27'31"W, 122.76 FEET; S32°23'07"W, 268.90 FEET; S19°27'45"W, 84.25 FEET; S05°42'27"W, 78.38 FEET; S07°19'46"W, 126.97 FEET; S29°53'13"W, 150.93 FEET; S32°03'43"W, 198.15 FEET; S37°16'02"W, 120.01 FEET; S44°54'04"W, 190.75 FEET; S54°43'58"W, 209.32 FEET; S64°43'54"W, 197.54 FEET; S72°36'24"W, 190.31 FEET; S77°06'42"W, 183.44 FEET; S53°39'03"W, 167.36 FEET; S29°25'41"W, 164.56 FEET; S05°48'52"W, 159.14 FEET; S10°15'13"E, 189.83 FEET; S42°49'00"E, 288.98 FEET; S38°19'18"E, 287.38 FEET; S38°16'37"E, 330.61 FEET; S37°24'37"E, 317.44 FEET; N59°19'07"E, 87.26 FEET; N03°19'18"E, 154.72 FEET; N28°05'05"E, 115.87 FEET; N62°00'28"E, 139.54 FEET; N85°46'22"E, 134.79 FEET; S64°35'28"E, 101.32 FEET; S46°36'21"E, 161.64 FEET; N50°08'26"E, 175.86 FEET; N66°49'48"W, 70.74 FEET; N35°28'20"W, 147.51

FEET; N26°58'52"W, 225.93 FEET; N26°32'14"W, 164.57 FEET; N14°54'38"W, 98.45 FEET; N23°29'12"E, 68.20 FEET; N29°14'03"E, 78.89 FEET; N14°57'17"E, 115.23 FEET; N39°34'53"E, 97.95 FEET; N16°22'13"E, 76.52 FEET; N08°42'13"E, 128.60 FEET; N31°49'13"E, 104.86 FEET; N58°51'11"E, 133.71 FEET; N78°16'49"E, 122.54 FEET; N28°33'08"E, 109.00 FEET; N55°54'53"E, 157.23 FEET; N07°06'06"E, 43.40 FEET; N22°28'00"W, 138.76 FEET; N35°45'10"W, 204.88 FEET; N49°42'58"W, 125.18 FEET; N15°22'29"W, 72.78 FEET; N08°45'39"E, 95.03 FEET; N25°50'38"E, 125.55 FEET; N32°58'28"E, 244.53 FEET; N25°27'54"E, 184.39 FEET; N24°40'31"E, 162.54 FEET; N33°56'16"E, 209.31 FEET; N33°09'41"E, 230.29 FEET; N62°58'11"E, 89.27 FEET; S86°48'42"E, 35.96 FEET; N01°26'11"E, 48.79 FEET; N30°31'46"E, 116.31 FEET; N48°13'05"E, 120.58 FEET; N23°27'52"E, 135.04 FEET; N15°08'51"W, 110.36 FEET; N25°28'06"W, 244.31 FEET; N28°08'08"W, 172.87 FEET; N07°32'36"W, 154.27 FEET; N03°28'43"E, 117.54 FEET; N22°18'58"W, 78.40 FEET; N30°52'29"W, 144.54 FEET; N15°36'11"W, 150.88 FEET; N00°09'19"E, 160.40 FEET; N33°49'27"E, 47.85 FEET; N88°42'05"E, 50.49 FEET; N71°42'57"E, 81.17 FEET; N59°09'27"E, 121.60 FEET; N84°51'35"E, 106.60 FEET; S70°25'00"E, 119.57 FEET; S88°46'58"E, 293.37 FEET; S45°08'47"E, 59.39 FEET; S18°03'29"E, 205.37 FEET; S53°04'43"E, 53.52 FEET; S82°33'06"E, 123.38 FEET; S67°20'12"E, 125.97 FEET; S42°31'07"E, 98.20 FEET; S16°52'41"E, 60.02 FEET; S32°50'50"W, 55.58 FEET; S73°19'20"W, 32.39 FEET; S87°58'11"W, 154.06 FEET; S41°23'58"W, 46.70 FEET; S10°15'06"E, 71.86 FEET; S59°08'56"E, 132.74 FEET; N84°08'45"E, 46.37 FEET; N36°44'52"E, 227.34 FEET; S71°52'22"E, 403.14 FEET; N82°00'57"E, 53.60 FEET; S38°44'32"E, 118.22 FEET; S83°37'59"E, 107.86 FEET; S82°29'47"E, 91.47 FEET; S37°47'03"E, 53.12 FEET; N83°46'51"E, 108.72 FEET; S87°41'23"E, 100.10 FEET; N64°38'26"E, 464.69 FEET; N89°16'24"E, 86.03 FEET; S51°38'27"E, 71.23 FEET; S14°23'41"E, 141.83 FEET; S08°24'38"W, 97.45 FEET; S58°19'47"W, 54.91 FEET; S80°37'06"W, 126.99 FEET; S43°08'43"E, 111.73 FEET; S07°20'52"E, 113.82 FEET; S27°01'39"W, 103.02 FEET; S41°29'48"W, 119.95 FEET; S61°10'31"W, 219.05 FEET; S14°22'58"W, 149.33 FEET; S03°41'05"W, 134.37 FEET; S01°27'49"W, 186.11 FEET; S05°51'13"E, 144.67 FEET; S13°24'58"W, 83.29 FEET; S55°21'39"W, 73.01 FEET; S68°01'02"W, 135.99 FEET; S71°07'35"W, 169.55 FEET; S03°11'55"E, 30.53 FEET; S09°12'59"E, 102.63 FEET; S09°07'42"W, 117.47 FEET; S02°58'15"E, 51.08 FEET; S17°51'05"E, 104.63 FEET; S16°18'53"E, 358.03 FEET; S10°04'58"E, 162.39 FEET; S03°39'34"W, 197.38 FEET; S16°51'56"W, 148.41 FEET; S23°51'14"W, 878.40 FEET; S33°38'59"W, 118.39 FEET; S83°43'00"W, 118.24 FEET; S06°53'54"W, 103.56 FEET; S23°49'41"W, 233.30 FEET; S43°13'03"W, 204.79 FEET; S55°45'55"W, 174.68 FEET; S24°17'29"E, 221.13 FEET; S23°24'01"W, 129.21 FEET; N84°58'12"W, 148.70 FEET; S81°37'08"W, 365.07 FEET; N54°09'47"W, 184.69 FEET; S50°56'14"W, 56.06 FEET; S13°18'50"W, 225.35 FEET; N80°13'54"E, 153.38 FEET; S76°14'27"E, 145.22 FEET; S65°22'22"E, 124.00 FEET; S35°13'38"E, 104.11 FEET; S02°17'29"W, 149.04 FEET; S85°05'24"W, 166.48 FEET; N87°11'25"W, 138.10 FEET; N84°08'10"W, 108.42 FEET; S62°39'31"W, 75.70 FEET; S10°57'28"W, 49.06 FEET; S50°05'47"W, 156.67 FEET; S85°45'52"W, 77.83 FEET; S42°46'45"W, 146.82 FEET; N42°31'15"W, 165.33 FEET; N18°00'22"W, 510.78 FEET; N00°48'28"W, 120.44 FEET; N77°00'20"W, 93.95 FEET; S41°23'34"W, 271.07 FEET; S50°13'14"W, 212.96 FEET; S60°53'49"W, 221.24 FEET; S38°17'22"E, 205.40 FEET; S84°56'31"E, 254.32 FEET; S70°17'16"E, 363.80 FEET; S30°48'33"E, 168.60 FEET; N79°42'54"E, 224.81 FEET; S54°47'08"E, 115.98 FEET; S89°58'00"E, 115.42 FEET; N39°35'12"E, 200.09 FEET; N48°45'33"E, 162.90 FEET; N86°21'12"E, 118.53 FEET; S72°05'54"E, 166.49 FEET; S13°03'34"E, 71.44 FEET; S53°09'04"W, 148.71 FEET; S38°03'56"W, 139.86 FEET; S55°41'03"W, 212.67 FEET; S55°54'17"W, 284.66 FEET; N87°25'04"W, 111.40 FEET; N82°03'40"W, 235.19 FEET; S88°30'51"W, 230.97 FEET; S58°52'04"W, 100.76 FEET; N67°43'02"W, 99.94 FEET; N64°55'23"W, 147.57 FEET; N88°50'52"W, 265.00 FEET; S14°35'05"W, 158.79 FEET; S02°59'28"W, 154.69 FEET; S21°44'34"E, 159.48 FEET; S07°03'31"W, 142.64 FEET; S18°07'48"E, 177.70 FEET; S22°03'42"W, 99.38 FEET; S35°27'06"W, 112.21 FEET; S20°14'19"W, 105.00 FEET; S64°27'31"W, 59.16 FEET; S32°08'36"W, 66.18 FEET; N80°13'25"W, 2000.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 992.594 ACRES MORE OR LESS.

**Miller Einhouse Rymer & Associates, Inc.**

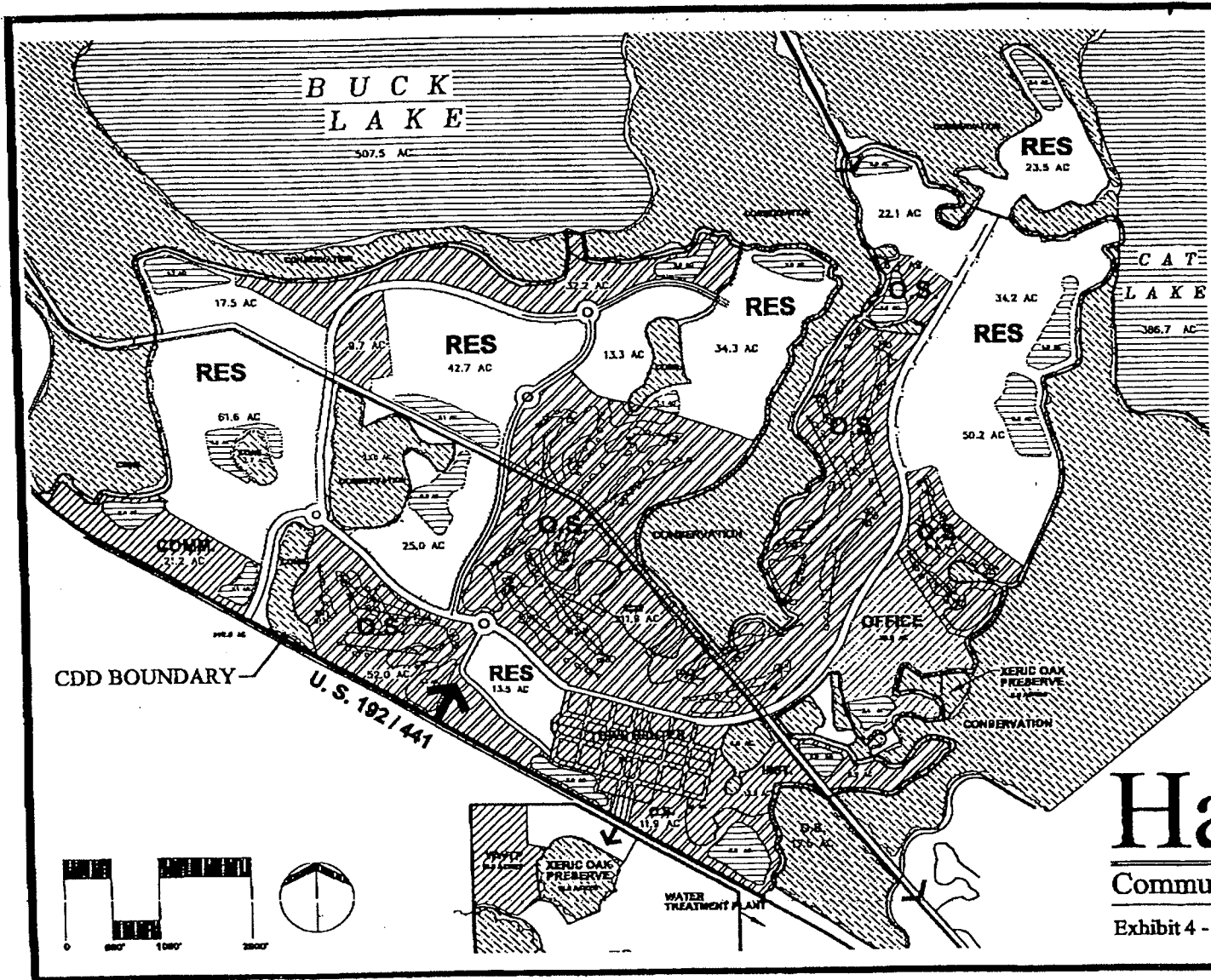
918 Lucerne Terrace  
Orlando, FL 32806  
PHONE: (407) 246-0255  
FAX: (407) 246-6553  
E-MAIL: MERA@GDI.NET

# Fax

<b>To:</b> Gary Moyer	<b>From:</b> Doug Miller
<b>Fax:</b> 954-796-0623	<b>Pages:</b> 14 including cover
<b>Phone:</b>	<b>Date:</b> 3/28/00
<b>Re:</b>	<b>CC:</b>

Urgent     For Review     Please Comment     Please Reply     Please Recycle

● **Comments:**



**LAND USE ACREAGE BREAKDOWN**

LAND USE	ACRES
RESIDENTIAL	314.4
VILLAGE COMMERCIAL	---
COMMERCIAL	21.2
OFFICE	28.8
INSTITUTIONAL	13.5
OPEN SPACE/PARKS	80.5
GOLF COURSE/CLUBHOUSE	286.7
TOWN CENTER	28.2
RETENTION/DETENTION PONDS*	60.3
ROAD R.O.W.	47.8
CONSERVATION/PRESERVATION AREAS	130.3
<b>TOTAL</b>	<b>922.8</b>

\*BASED ON 10% SLOPE FROM UNDEVELOPED SURFACE OF SOILS SURROUNDING POND. OTHER SOILS MAY REQUIRE FILLING BY SOILS ENGINEER'S ORDER.

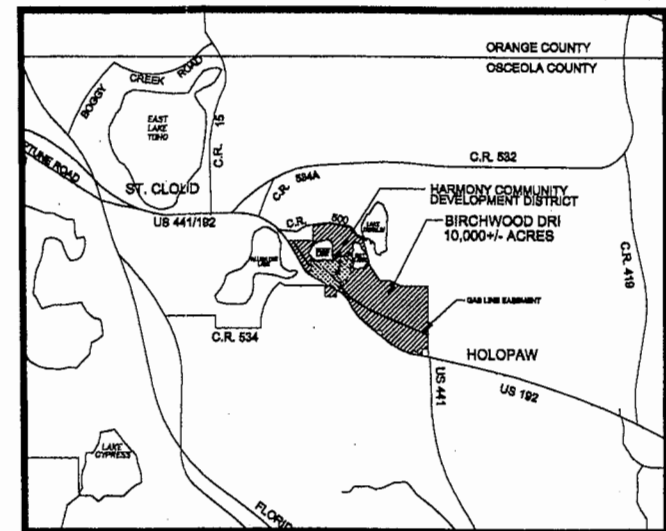
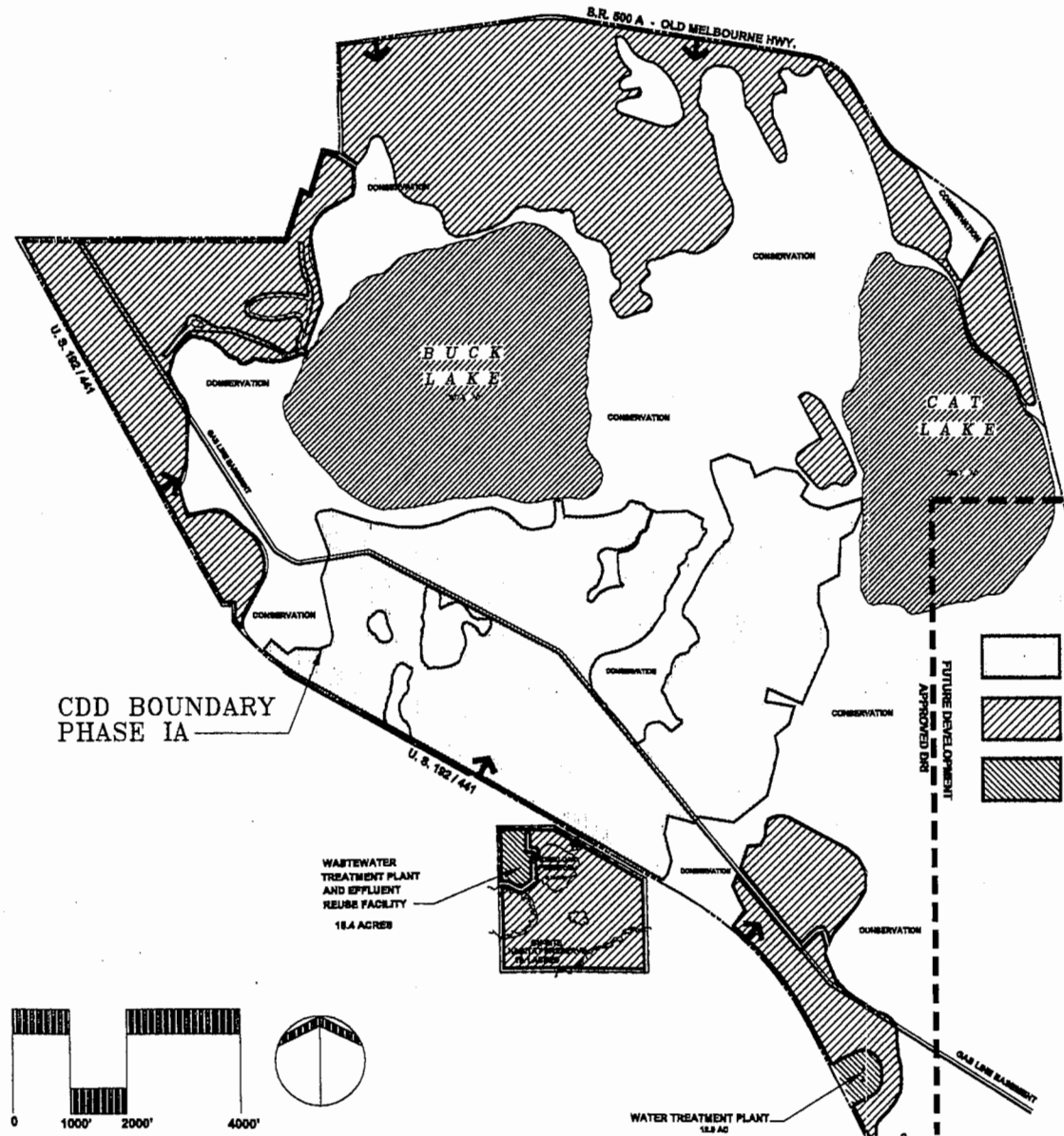
# Harmony

## Community Development District

Exhibit 4 - District Development Plan




March 2000

SERVER://CDSD/DOCS/INSTRUMENTS/PLANS/EXHIBIT/REPORTS/EXHIBIT 4.DWG

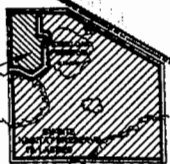


Location Map

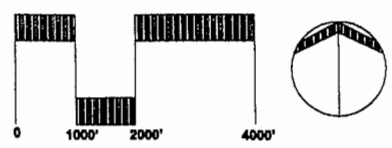
CDD BOUNDARY  
PHASE IA

-  Harmony CDD
-  Remainder of Birchwood DRI (approved)
-  Off-site Facilities

WASTEWATER  
TREATMENT PLANT  
AND EFFLUENT  
REUSE FACILITY  
18.4 ACRES



WATER TREATMENT PLANT  
15.9 AC



# Harmony

## Community Development District

Exhibit 1 - Location Map & District Boundaries

March 2000